



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Conservation Commission

Approved Minutes

February 27, 2020

7:30 pm @ Community Development Department

Attendance:

Chairman Dave Curto- present

Vice Chair James Finn-excused

Wayne Morris- present

Pam Skinner- present

Lisa Ferrisi- present

Brian McFarland, alternate-excused

Kara Feldberg, alternate-present (seated for Mr. James Finn)

Oliver Liu, alternate-excused

Miscellaneous Items:

Chairman Curto stated that there were 4 or 5 burn piles ready to be burned over at Moeckel Pond. The Boy Scouts have worked to gather the material. When the conditions are favorable, there will be a controlled burn with a fire permit from the Fire Department.

Campbell Farm Discussion:

Mr. Tom Paquette, the curator of Campbell Farm, addressed the Board. Mr. Paquette stated that there was some damage to the front of the house this winter, mostly the copper gutters and roof and the rubber membrane of the roof. Mr. Paquette estimates there was about \$2,000 in damage. There was also some damage done to the top of the roof. Mr. Paquette stated a section of the historic tree was lost in the storm. A tree surgeon came out to assess and repair the tree. Mr. Paquette submitted a picture of the tree to show the Board. Mr. Paquette estimates the tree is about 200 years old.

Mr. Paquette stated that the boiler failed twice during the winter. There will be a new heating system installed eventually. Mr. Paquette stated that the rubber membrane is performing well and the custom copper items that were damaged have been reinstalled. There are corbels that will be fabricated and stripped by local vendors. Mr. Paquette stated they have had discussion about the best way to proceed with some of the historical details. They have decided to have historical details on the front of the house definitely. The soffits will be rebuilt on site and they are almost done with the front of the house.

Mr. Paquette stated that most of the siding on the house is not original. The new siding is pre-painted and then it will be painted again with a top coat once complete. The windows will be capped with copper and it will be a thin copper strip once the siding is installed. Mr. Paquette stated that the flashings needed to be replaced. Mr. Paquette stated that Ms.

44 Beverly Thomas from the State came to visit and was surprised to learn they were
45 stripping the paint down to the bare wood. Mr. Paquette stated that there has been a lot of
46 time and experimentation involved in this process but they have found a method that
47 works well and is cost-effective. Mr. Paquette stated that for the age of the house, the
48 wood is in very good shape. Mr. Paquette also handed the Board some progress photos.
49 Mr. Paquette stated that the main beams in the house are compromised. They are
50 replacing the beams which is a lengthy process. For example, for every beam that is
51 removed, 6 temporary walls need to be installed and then taken down.

52
53 Mr. Paquette stated that there was another tree on the property that was taken down. Mr.
54 Paquette stated they saved a portion of the tree to hopefully make a piece of furniture for
55 the house. There have also been a few other small trees removed from the lot which has
56 helped other trees thrive. The barn foundation and the stairs to the foundation has been
57 uncovered; there were about 6 inches of top soil over the foundation according to Mr.
58 Paquette. There was also a lot of overgrowth that was cleared away before the top soil
59 was removed.

60
61 Mr. Paquette stated that the views from the lower fields are both different and amazing
62 after having cleared out a lot of the debris. There has also be some work done to the
63 radiused stone wall and Mr. Paquette stated they hope to repoint it as best they can. Mr.
64 Paquette stated that the barn was likely about 7 stories high and about 40 by 100 feet. Mr.
65 Paquette stated he would like to be able to find the original beams that were in the barn.
66 Mr. Paquette stated that there is a debris field in the back of the property. Mr. Paquette
67 stated they have only removed one item from the debris pile in order to preserve it; he
68 would like to do more research into this area at a later time.

69
70 Mr. Paquette stated that they would like to see a lot of visible progress soon with the
71 completion of the front of the house. Mr. Paquette asked for approval from the Board to
72 have no more than 6 chickens as long as the caretaker is on residence.

73
74 **A motion was made by Mr. Morris to allow up to 6 chickens at Campbell Farm as**
75 **long as Mr. Paquette, the caretaker, is in residence. Seconded by Ms. Skinner. Vote**
76 **5-0. Motion passes.**

77
78 Mr. Morris asked if the gutters were covered by the town's insurance policy; Mr.
79 Paquette stated that the external damage was covered by the town after the insurance
80 policy reimbursed Mr. Paquette. The interior boiler issues were paid for by Mr. Paquette
81 per the lease agreement. Mr. Morris also pondered the historic flag behind the podium
82 and if it might make sense to create and potentially display a flag made by the artifacts in
83 the home. Mr. Paquette stated that there is usable wood that has been found but they have
84 not found many artifacts in the walls. Mr. Paquette also mentioned the numbering system
85 they had found on the windows that was based on a German numbering system.

The Board wished to thank Mr. Paquette for all his hard work on the residence. Mr. Paquette stated that his plan is to dedicate the front hallway to Windham history and Campbell Farm history. Mr. Paquette stated they are talking to a bronze artist right now to put a plaque on the front of the house.

ZBA: N/A

Planning Board:

Case 2020-5, Final Subdivision Plan (Minor) Application (lot 19-B-1100) 22 Castle Hill Road, Rural District

The Dubay Group is representing Scott & Pilar Darragh for a Minor two lot Subdivision.

The Board has not seen this plan before. After viewing the plan, the new formation does appear to meet soil-based lot sizing for the two lots. It appears that both lots are larger than 5 acres in size. The Board reviewed the wetlands in relation to the building area. The driveway appears to be in the WWPD. The area of impact appears to be 26,366 square feet as the area of impact in the WWPD and 4,800 square feet of wetland impact. Mr. Morris does not understand how it is a minor subdivision plan with such a significant area of impact on the wetland and WWPD. The proposed driveway would be 14 feet wide.

There appears to be two pipes under the driveway, 24 and 26 inches according to Mr. Morris's reading of the map.

The Board would like a representative or the applicant to come before the Board with more information regarding the wetland impact. The Board is concerned that it does not conform to the qualifications of a minor subdivision. The Board is also concerned about the wetland and WWPD impacts listed above.

Intent to cut Applications: N/A

DES Permits & Correspondence:

27-29 West Shore Road

The house would be razed and there is a swimming pool on the plan presented. This is a Shoreland Application. This Board does not recall seeing the application prior to this Shoreland Permit. Yet, after further study, they believe they did. The Board reviewed the plan included the proposed driveway.

112 South Shore Road

There is an addition and a decking going on the house.

17 Abbott Road

131 The Board has also seen this plan before and proposal will be put down in the corner of the lot
132 and a significant number of trees will be cut. There will also be improvements to the drainage on
133 the lot.
134

135 **Meeting Minutes Review and Approve – 2/13/20**
136

137 **A motion was made by M. Morris to approve the February 13, 2020 draft minutes as**
138 **amended. Seconded by Ms. Ferrisi. Vote 4-0-1. Ms. Feldberg abstained. Motion passes.**
139

140 **A motion was made by Mr. Morris to adjourn at 9pm. Seconded by Ms. Ferrisi. Vote 5-0.**
141 **Motion passes.**
142

143 Respectfully submitted by Anitra Brodeur

Approved